

ATXI has been unsuccessful in obtaining an easement from Thomas and Karen Welch. The Welchs own one parcel, internally designated as A_ILRP_MP_ST_110_ROW, along the Meredosia to Pawnee segment of the project in Scott County, Illinois. As summarized on Exhibit 2.1, ATXI has contacted, or attempted to contact, Mr. and Mrs. Welch on 12 occasions, including 3 phone calls, 1 voicemail, 2 letters, 3 in-person meetings, and 3 emails.

The Welchs have been unwilling to engage in negotiations with ATXI. After multiple unsuccessful attempts to arrange an in-person meeting with the Welchs to discuss the initial offer, ATXI sent the Welchs the initial offer packet on June 2, 2014. For the next six months, the land agent attempted on several occasions to discuss the easement terms with the Welchs. On January 25, 2015, Mr. Welch told the agent that he wanted the line “off his property” and that if ATXI could not do that, then “he will not sign anything until you have eminent domain authority, until then please leave me alone.” The agent informed Mr. Welch that she would honor his request. ATXI did continue to contact Mr. Welch regarding survey information and continued mailing him any updated documentation regarding his easement. These mailings included an increased offer based on an updated appraisal and an offer for an access easement.

The Welchs have refused to negotiate with ATXI, therefore a voluntary agreement in a time frame supportive of this line segment’s in-service date is unlikely, and ATXI requests eminent domain authority over this parcel.

Welch

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent

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2. Initial appointment set for

would not set apt.
emailed to "Leave alone"

☐

3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting

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4. Prepare and review Acquisition documents and maps

☐

5. Provide landowner with business card and show Ameren ID badge

Left on Door

☒

6. Ask the landowner they received the 14 day letter:

☒

a. Ask if the landowner read 14 days letter

b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project

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8. Discuss routing and how it affects landowner:

☐

a. Provide Fact Sheet about the project

b. Provide landowner copies of:

i. Small scale map of the project

ii. Sketch and description of type of facilities/structures

iii. Approximate location of facilities

iv. Option for Easement including exhibit showing length and width of the easement area

v. Memorandum of Option Exhibit B

9. Make compensation offer, provide calculation sheet and explain basis of offer

☒

mailed

10. Discuss subordination of mortgage, if applicable

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11. Complete Construction Questionnaire, including name of tenant, if applicable

☐

12. Provide EMF brochure, if requested

☐

13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable

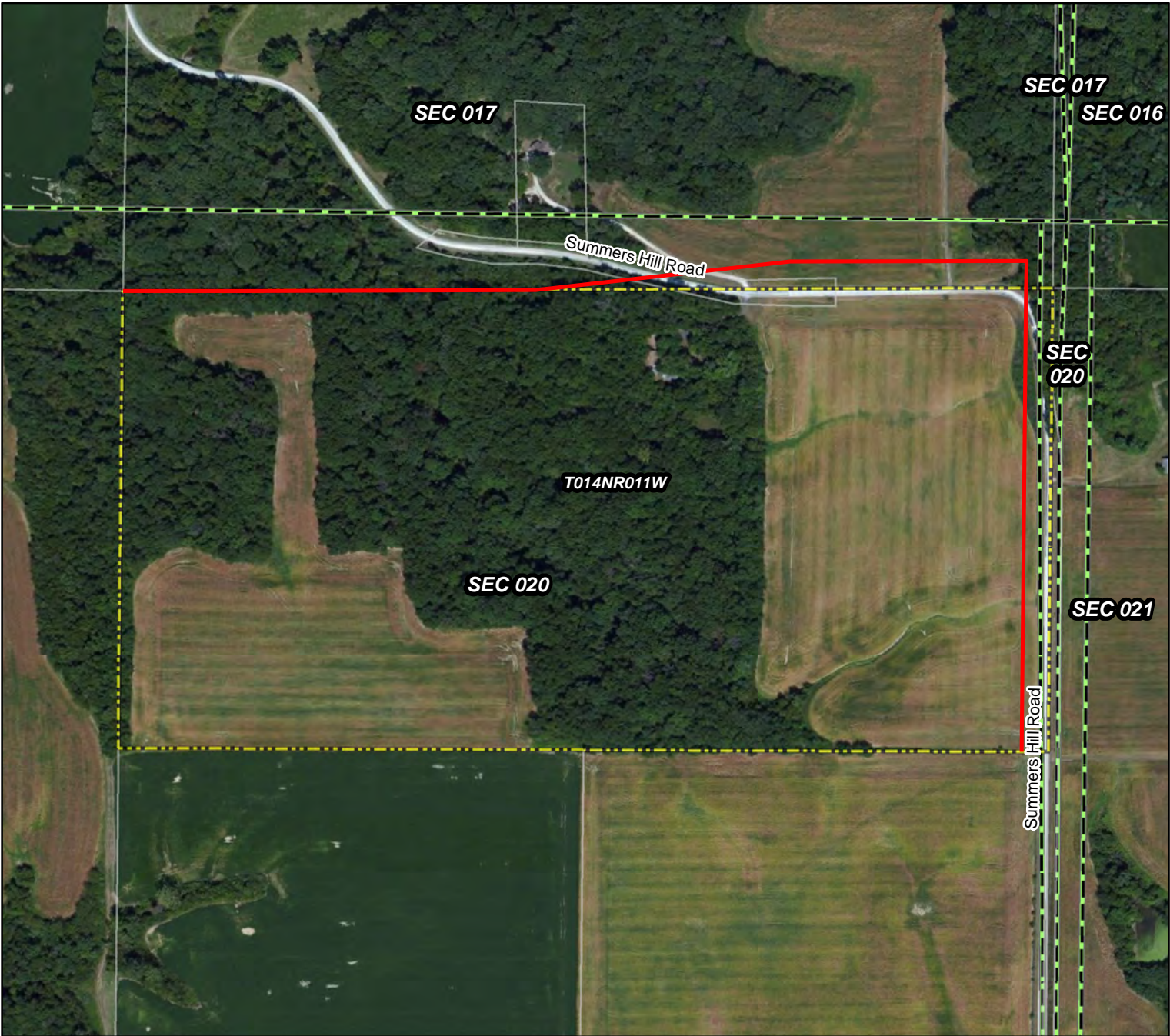
☒

14. Agent Name (Print and Sign)

Debbie Small

☐

Tax Id: 07-20-200-001

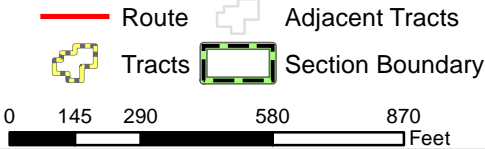


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Thomas B. Welch

Tract No.:A_ILRP_MP_ST_110

Date: 6/10/2015

EXHIBIT "A"

TRACT 1

A 2.688 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 11 WEST OF THE 3RD PRINCIPAL MERIDIAN, SCOTT COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO THOMAS B. WELCH AND KAREN E. WELCH, HUSBAND AND WIFE, RECORDED IN BOOK 57, PAGE 344 OF THE DEED RECORDS OF SCOTT COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID NORTH 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1086827.45, E:2245707.51;

THENCE NORTH 89 DEGREES 47 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 1,934.08 FEET TO A POINT FOR CORNER, FROM WHICH A 3/4-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 BEARS SOUTH 14 DEGREES 51 MINUTES 04 SECONDS EAST, A DISTANCE OF 2,747.77 FEET;

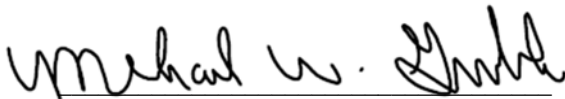
THENCE SOUTH 84 DEGREES 03 MINUTES 19 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 750.91 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 47 MINUTES 15 SECONDS WEST, A DISTANCE OF 1,187.62 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 08 MINUTES 39 SECONDS WEST, A DISTANCE OF 0.33 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2;

THENCE NORTH 00 DEGREES 34 MINUTES 16 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 117,076 SQUARE FEET OR 2.688 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 04/24/2015



EXHIBIT "A"

TRACT 2

A 4.576 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 11 WEST OF THE 3RD PRINCIPAL MERIDIAN, SCOTT COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO THOMAS B. WELCH AND KAREN E. WELCH, HUSBAND AND WIFE, RECORDED IN BOOK 57, PAGE 344 OF THE DEED RECORDS OF SCOTT COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH 1/2, FROM WHICH A 3/4-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 BEARS SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST, A DISTANCE OF 1,329.40 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1085508.07, E:2248358.28;

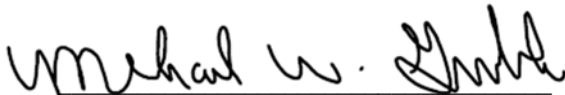
THENCE NORTH 89 DEGREES 44 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTH 1/2, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 32 MINUTES 36 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1,328.18 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID NORTH 1/2;

THENCE NORTH 89 DEGREES 47 MINUTES 15 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.01 FEET TO A 1-1/4-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID NORTH 1/2;

THENCE SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 1,329.40 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 199,318 SQUARE FEET OR 4.576 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



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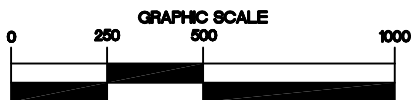


EXHIBIT "A"

ATXI Exhibit 2.3 Part D

Page 6 of 10

(IN FEET)

1 INCH = 500 FT

GARY L. SUMMERS AND
CHARLIE A. SUMMERS,
HUSBAND AND WIFE
BOOK 60, PAGE 340
D.R.S.C.I.
A_ILRP_MP_ST_107

MICHAEL S. COCKERILL AND
KRISTINE A. COCKERILL,
HUSBAND AND WIFE
BOOK 64, PAGE 8
D.R.S.C.I.
A_ILRP_MP_ST_109

GARY L. SUMMERS
BOOK 102, PAGE 334
D.R.S.C.I.
A_ILRP_MP_ST_108

P.O.B.—TRACT 1
1" IRON PIPE FOUND
GRID COORDINATES
N:1086827.45
E:2245707.51

SUMMERS HILL ROAD

SCOTT COUNTY
MORGAN COUNTY

J.D. FEARNEYHOUGH,
AS TRUSTEE OF THE
J.D. FEARNEYHOUGH
TRUST NO. 7-03
AND
ALLAN R.
FEARNEYHOUGH
DOCUMENT NO. 605605
D.R.M.C.I.
A_ILRP_MP_MO_057

J.D. FEARNEYHOUGH,
TRUSTEE OF THE J.D.
FEARNEYHOUGH TRUST NO. 7-03,
ALLAN FEARNEYHOUGH,
ROBERT J. FEARNEYHOUGH
DOCUMENT NO. 111065
D.R.M.C.I.
A_ILRP_MP_ST_106

TRACT 1
PROPOSED VARIABLE
WIDTH EASEMENT
2.688 ACRES
(117,076 S.F.)

THOMAS B. WELCH
AND KAREN E. WELCH,
HUSBAND AND WIFE
BOOK 57, PAGE 344
D.R.S.C.I.
A_ILRP_MP_ST_110

SUMMERS
HILL ROAD

WHEELWELL ROAD

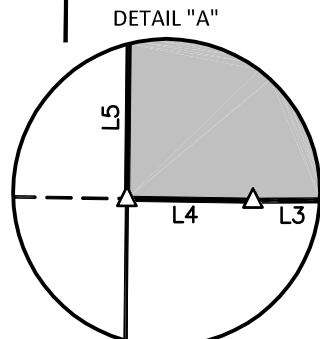
J.D. FEARNEYHOUGH,
AS TRUSTEE OF THE
J.D. FEARNEYHOUGH
TRUST NO. 7-03
AND
ALLAN R.
FEARNEYHOUGH
DOCUMENT NO. 605605
D.R.M.C.I.
A_ILRP_MP_MO_057

TRACT 2
PROPOSED 150'
WIDE EASEMENT
4.576 ACRES
(199,318 S.F.)

P.O.B.—TRACT 2
GRID COORDINATES
N:1085508.07
E:2248358.28

DORIS H. FEARNEYHOUGH
BOOK 43, PAGE 72
D.R.S.C.I.
A_ILRP_MP_ST_111
A_ILRP_MP_ST_112

SECTION 20
TOWNSHIP 14N
RANGE 11W



(NOT TO SCALE)

LEGEND

D.R.M.C.I. DEED RECORDS
MORGAN COUNTY, ILLINOIS

D.R.S.C.I. DEED RECORDS
SCOTT COUNTY, ILLINOIS

P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE

△ CALCULATED POINT
⊙ 1-1/4" IRON PIPE FOUND
(UNLESS OTHERWISE NOTED)

$\frac{2}{11} \frac{1}{12}$ TYPICAL SECTION CORNER

— COUNTY LINE
— SECTION LINE
— SUBJECT PROPERTY LINE
— PROPERTY LINE
— PROPOSED EASEMENT CENTERLINE
- - - PROPOSED EASEMENT



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/24/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_MP_ST_110
DRAWN BY: NAS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTION 20, TOWNSHIP 14 NORTH,
RANGE 11 WEST OF THE 3RD PRINCIPAL MERIDIAN
SCOTT COUNTY, ILLINOIS

FN: D_2247

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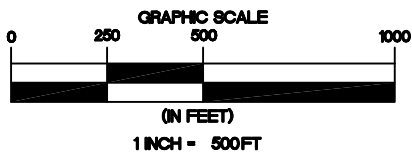


EXHIBIT "A"

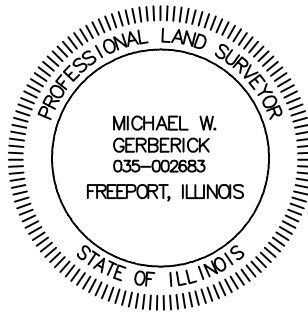
ATXI Exhibit 2.3 Part D
Page 7 of 10

N

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°47'15"E	1934.08'
L2	S84°03'19"W	750.91'
L3	S89°47'15"W	1187.62'
L4	N89°08'39"W	0.33'
L5	N00°34'16"E	75.00'
L6	N89°44'38"W	150.00'
L7	N00°32'36"E	1328.18'
L8	N89°47'15"E	150.01'
L9	S00°32'36"W	1329.40'

Michael W. Gerberick

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SHEET 04 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/24/2015
SCALE: NOT TO SCALE
TRACT ID: A_ILRP_MP_ST_110
DRAWN BY: NAS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTION 20, TOWNSHIP 14 NORTH,
RANGE 11 WEST OF THE 3RD PRINCIPAL MERIDIAN
SCOTT COUNTY, ILLINOIS

EXHIBIT "A"

A 1.578 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 11 WEST OF THE 3RD PRINCIPAL MERIDIAN, SCOTT COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO THOMAS B. WELCH AND KAREN E. WELCH, HUSBAND AND WIFE, RECORDED IN BOOK 57, PAGE 344 OF THE DEED RECORDS OF SCOTT COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID NORTH 1/2 AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 52 MINUTES 13 SECONDS, A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 49 DEGREES 41 MINUTES 46 SECONDS EAST, 4.90 FEET, FROM WHICH A 1-INCH IRON PIPE FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 20 BEARS NORTH 00 DEGREES 34 MINUTES 16 SECONDS EAST, A DISTANCE OF 1,194.71 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1085632.88, E:2245695.60;

THENCE NORTHEASTERLY, LEAVING SAID WEST LINE AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 4.90 FEET TO A POINT FOR CORNER;

THENCE NORTH 50 DEGREES 37 MINUTES 52 SECONDS EAST, A DISTANCE OF 522.61 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47 DEGREES 57 MINUTES 18 SECONDS, A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 26 DEGREES 39 MINUTES 13 SECONDS EAST, 81.28 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 83.70 FEET TO A POINT FOR CORNER;

THENCE NORTH 02 DEGREES 40 MINUTES 34 SECONDS EAST, A DISTANCE OF 714.85 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF A PROPOSED 150 FOOT TRANSMISSION LINE EASEMENT;

THENCE NORTH 89 DEGREES 47 MINUTES 15 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 50.06 FEET TO A POINT FOR CORNER, FROM WHICH A 1-1/4-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 20 BEARS NORTH 87 DEGREES 47 MINUTES 16 SECONDS EAST, A DISTANCE OF 2,149.41 FEET;

THENCE SOUTH 02 DEGREES 40 MINUTES 34 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 717.38 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47 DEGREES 57 MINUTES 18 SECONDS, A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 26 DEGREES 39 MINUTES 13 SECONDS WEST, 121.91 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 125.55 FEET TO A POINT FOR CORNER;

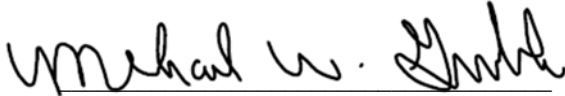
THENCE SOUTH 50 DEGREES 37 MINUTES 52 SECONDS WEST, A DISTANCE OF 522.61 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 50 DEGREES 03 MINUTES 36 SECONDS, A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 25 DEGREES 36 MINUTES 04 SECONDS WEST, 84.62 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 87.37 FEET TO A POINT FOR CORNER IN SAID WEST LINE;

EXHIBIT "A"

THENCE NORTH 00 DEGREES 34 MINUTES 16 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 111.80 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 68,756 SQUARE FEET OR 1.578 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
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REGISTRATION NO. 035-002683
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DESIGN FIRM LICENSE NO. 184.006475

DATE: 06/01/2015



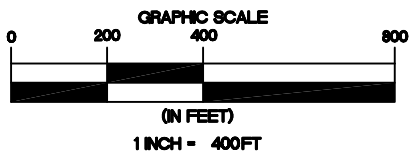
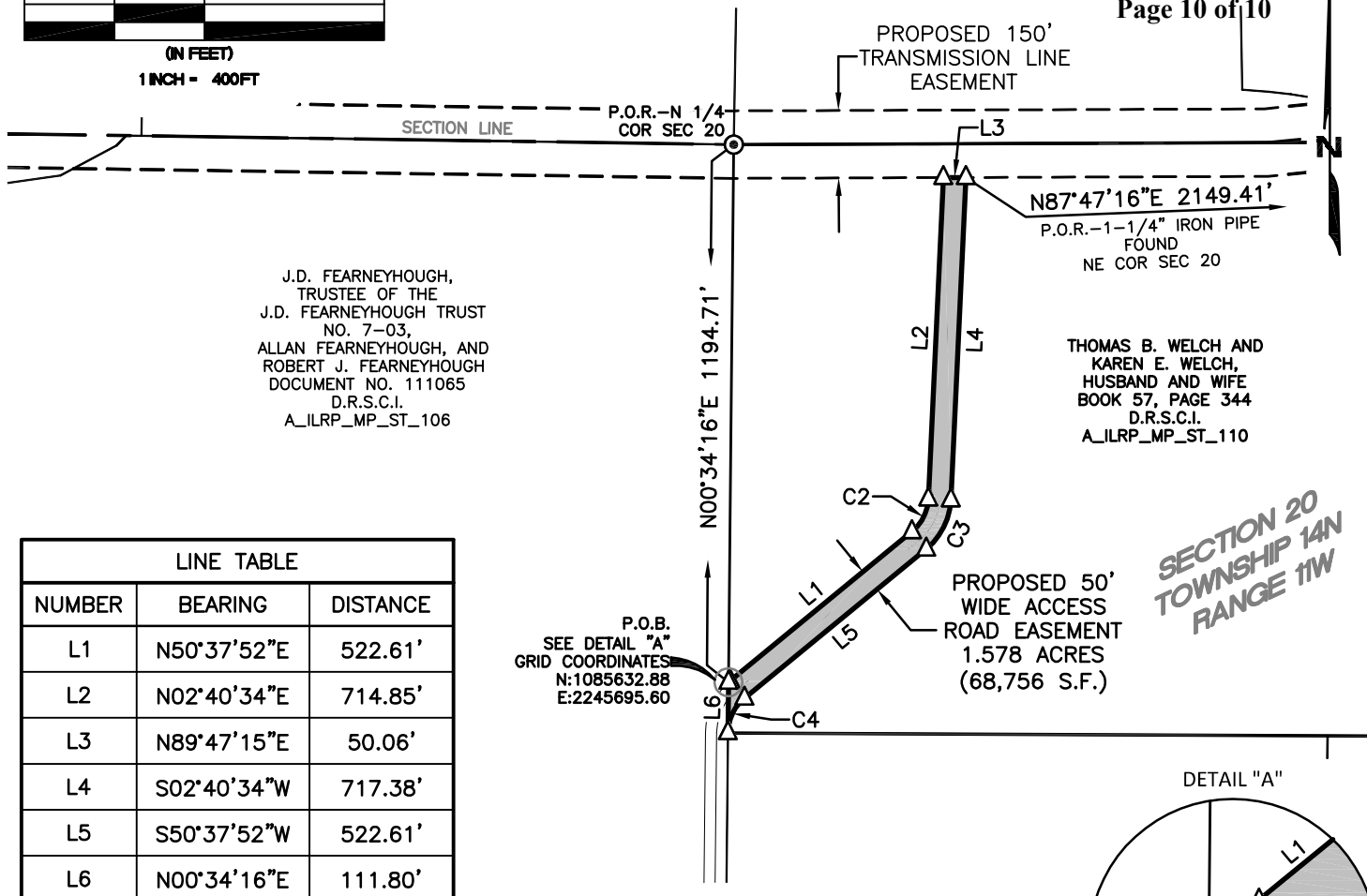


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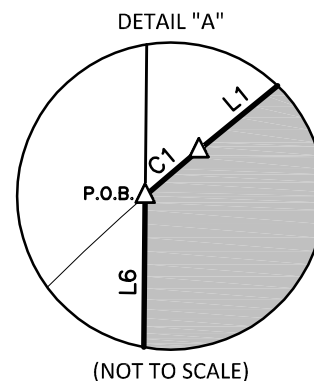
ATXI Exhibit 2.3 Part D

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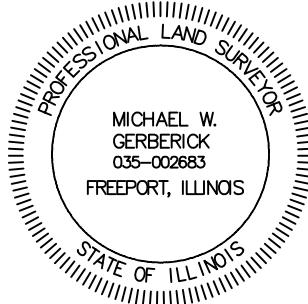
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N50°37'52"E	522.61'
L2	N02°40'34"E	714.85'
L3	N89°47'15"E	50.06'
L4	S02°40'34"W	717.38'
L5	S50°37'52"W	522.61'
L6	N00°34'16"E	111.80'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°52'13"	150.00'	4.90'	N49°41'46"E	4.90'
C2	47°57'18"	100.00'	83.70'	N26°39'13"E	81.28'
C3	47°57'18"	150.00'	125.55'	S26°39'13"W	121.91'
C4	50°03'36"	100.00'	87.37'	S25°36'04"W	84.62'



LEGEND

D.R.S.C.I.	DEED RECORDS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
⊙	1" IRON PIPE FOUND
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



Michael W. Gerberick

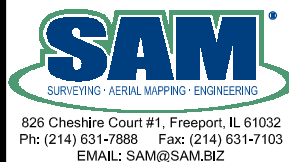
MICHAEL W. GERBERICK
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SHEET 03 OF 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 06/01/2015
SCALE: 1"=400'
TRACT ID: A_ILRP_MP_ST_110
DRAWN BY: RM



50' ACCESS ROAD EASEMENT
MEREDOSIA TO PAWNEE
SECTION 20, TOWNSHIP 14 NORTH, RANGE 11 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SCOTT COUNTY, ILLINOIS